

# Markley Cove Summary of Values

## Cost Approach

### FAIR VALUE ESTIMATES

#### Infrastructure

Boat Launch Ramp, Primary	\$59,045
Boat Launch Ramp, Secondary	\$3,308
Roads & Parking Lots	\$1,219,471
Stairs (concrete)	\$87,801
Walkways	\$27,564
Drain Culverts, 12"	\$5,664
Drain Culverts, 18"	\$9,232
Drain Culverts, 24"	\$14,660
Drain Culverts, 6'	\$13,024
Electrical Systems (inc. Streetlights)	\$78,401
Mobil Home Hook-ups	\$54,224
Pressure Line - Main to Ponds 3"	\$9,098
Pressure Line - Tank to Main 2.5"	\$67,726
Pressure Line - Station to Station 2"	\$23,896
Gravity Line, 4"	\$63,954
Pressure Line - Gas Dock to Station 2"	\$2,346
Domestic Water Main 3" - 4"	\$26,889
Domestic Water Main 1.5"	\$64,650
Domestic Water Main, Lake to Plant 2.5"	\$9,937

Infrastructure Subtotal	\$1,810,891
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#### Dock & Fueling Improvements

Main Access Gate	\$6,708
Access Gates	\$2,536
Chain Link Fence	\$4,414
Fuel Tank	\$36,634
Fuel Dispenser	\$5,278
Gas Dock	\$131,630
Houseboat Pump Station	\$8,332
Docks (Uni-truss/Concrete/Covered)	\$930,271
Docks (Concrete/Canvas-covered)	\$313,260
Docks (Concrete/Uncovered)	\$268,923
Courtesy Dock	\$0
Houseboat Mooring	\$151,432
Gangways	\$42,039
Gangway	\$20,173
Stairs (steel)	\$10,864
Swim Decks	\$44,170
Retaining Walls	\$819,608

Dock & Fueling Improvements Subtotal	\$2,796,270
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#### Water & Sewage Systems

Sewage Treatment	\$310,105
Water Treatment	\$708,313

Water & Sewage Systems Subtotal	\$1,018,418
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#### Building Improvements

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Maintenance Building on Dock	\$4,060
Store on Dock	\$13,863
Sewer Lift Shed	\$3,052
Sewer Lift Shed	\$5,270
Sewer Lift Shed	\$2,864
Water System Building	\$49,510
Store/Office w/Patio, Landscaping	\$696,829
Mobile Office	\$15,910
Shop Building	\$28,099
Building Improvements Subtotal	\$819,457
Grand Total	\$6,475,036

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